

City of Zion
Tax Increment Financing Board of Review
Meeting Minutes

SPECIAL MEETING OF THE
TAX INCREMENT FINANCING BOARD OF REVIEW

Tuesday, January 25, 5:30pm
Zion City Hall, 2828 Sheridan Road

I. Call to Order

Chairman Warren called the meeting to order at 5:38pm.

II. Attendance

Present: Marilyn Kreiger, Takeisha Adams, Colette Davis, Bill Warren
Absent: Matt Wilkinson, Chris Szymanski, Margie Taylor

Also in attendance: Administrator David Knabel, Director Ray Roberts,
Public Works & Engineering, City of Zion.

III. Approval of Meeting Minutes from October 20, 2021

It was motioned by Kreiger and seconded by Davis to approve the minutes as presented. All in favor. Motion passes.

V. TIF Application Considerations/Discussions

1. City of Zion Infrastructure Improvements for Sheridan Road/Colgate Avenue/34th Street/Elizabeth Avenue.

Administrator Knabel stated that this will address the aging infrastructure within the area. Director Roberts stated that the proposed project will address upgrading existing water mains, sanitary sewer, storm drainage and resurfacing streets with the TIF 3 area. The total estimate for this project is \$3.5 million.

Kreiger asked how much was in the TIF. Administrator Knabel said there is \$3.5 million in the TIF for this project with additional monies earmarked for potential projects.

Kreiger asked when the TIF will end. Administrator Knabel said December of 2022.

After further discussion it was motioned by Kreiger and seconded by Davis to recommend approval of the proposed project improvements in an amount not to exceed \$3.5 million dollars and submittal to the City of Zion Council for engineering design and preparation of bidding documents. **Vote: Kreiger, aye; Adams, aye; Davis, aye; Chairman Warren, aye. Motion passes.**

2. Signage at city limit entrances

Director Roberts stated that the city's existing welcome signs are approximately 25 years old and falling into disrepair. The city is proposing to solicit firms to design, fabricate and construct five (5) monument signs entering the city at a cost of \$20,000 each or \$100,000 total. Bidder selection will follow a two-step-process. First, the qualifications, designs and costs will be reviewed from the guidance provided from the Request for Proposal (RFP). Second, the top three selected submittals by a review team will be presented to the City Council for final selection. Administrator Knabel stated that if approved, the cost of the signage will be divided among the TIF districts that the signs are located in.

It was motioned by Kreiger and seconded by Davis to recommend approval of the application to design, fabricate and construct five (5) monument signs to be located in designated State and County Right of Ways in an amount not to exceed \$100,000 which will be divided among the TIF districts that the signs are located in.

Vote: Kreiger, aye; Adams, aye; Davis, aye; Chairman Warren, aye. Motion passes.

VI. Public Participation

There was none

VII. Closed Session (Pursuant to 5 ILCS 120/20 "Open Meetings") for the purchase or sale of real estate.

Administrator Knabel stated that this discussion is still in planning stages and requested the item be tabled. It was motioned by Kreiger and second by Davis to table this item. **Vote: Kreiger, aye; Adams, aye; Davis, aye; Chairman Warren, aye. Motion passes.**

VIII. Adjourn

With no further business to come before the Board, it was motioned by Kreiger and seconded by Davis to adjourn the meeting at 6:22. All in favor. Meeting adjourned.

Minutes recorded by: *Sonolito Bronson*